



San Bernardino County
Land Use Services Department
Planning Division

385 North Arrowhead Avenue, 1st Floor • San Bernardino, CA 92415
Phone Number: (909) 387-8311 Fax Number: (909) 387-3223

NOTICE OF PREPARATION

FROM: San Bernardino County Land Use Services Department
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

TO: Interested Agencies, Organizations, and Individuals

DATE: March 24, 2016

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report

The County of San Bernardino (County), as the Lead Agency under the California Environmental Quality Act (CEQA), will be coordinating the preparation of an Environmental Impact Report (EIR) for the proposed Bloomington Industrial Warehouse Project. The County is requesting identification of environmental issues and information that you or your organization believes should be considered in the EIR.

Project Title: Western Realco Bloomington Facility

Project Applicant: Western Realco, LLC

Assessor's Parcel Number(s): 0257-081-07, 0257-091-07, 11, 12, 14, 15, 19, 20, 23, 24, 25, 26, 28, 29, 30, 32, and 33

Project Location: The Project site is located in unincorporated San Bernardino County within the community of Bloomington, just north of the San Bernardino and Riverside County line. Nearby cities include Fontana to the west, Rialto to the east, and Jurupa Valley to the south. The Project site is located approximately 1.5 miles south of Interstate 10 (I-10), immediately west of Cedar Avenue, north of Jurupa Avenue, and east of Linden Avenue. The Project Site is approximately 34.54 acres in size.

NOTICE OF PREPARATION/PUBLIC SCOPING MEETING NOTICE

P201500122

APN: 0257-081-07, 0257-091-07, 11, 12, 14, 15, 19, 20, 23, 24, 25, 26, 28, 29, 30, 32, and 33

Page 2 of 4

The Project site is comprised of 17 existing parcels, most of which are privately owned; however, four (4) parcels are publicly owned by the San Bernardino County: Flood Control District (SBCFCD) (APN 0257-081-07, 0257-091-12, and 0257-091-24), and one parcel is owned by the Bloomington Recreation and Parks District (Parks District) (APN 0257-091-15). The SBCFCD parcels represent an approximately 25-foot wide easement that runs through the center of the Project site from the northern Project boundary, trending slightly easterly through to the southern Project boundary. The Parks District parcel is located at 18604 Jurupa Avenue, near the south-central portion of the Project site along Jurupa Avenue, and is approximately 0.3 acres in size.

Project Description: The proposed Project is comprised of the following elements:

1. General Plan Amendment to change the existing land use designation from Bloomington/Residential 1-acre minimum lot size-additional agricultural overly (BL/RS-1AA) and Bloomington/Institutional (BL/IN) to Bloomington/Industrial (BL/IC) on approximately 34.54 acres;
2. Approval of Tentative Parcel Map 19635 to combine the existing 17 parcels into one lot on 34.54 acres; and
3. Conditional Use Permit (CUP) to construct a 676,983-square-foot (ft²) industrial warehouse building and associated facilities and improvements.

The Project Applicant proposes to construct a single 676,983 ft² distribution building within an approximately 34.54-acre property, with associated facilities and improvements such as a guard booth, parking, bicycle racks, landscaping and detention basins. All existing structures on the Project site would be demolished prior to Project construction.

Two detention basins would be located near the Project's southern boundary along Cedar Avenue and Jurupa Avenue. Landscaping would be provided and would represent approximately 15 percent of the site coverage. There would be a total of 272 automobile parking stalls constructed for employee parking with access from Cedar Avenue and Jurupa Avenue. All parking and site paving would be concrete and asphalt, and would represent approximately 38 percent of the site coverage. Truck access would be from Cedar Avenue, and the dockyard would include 138 trailer storage stalls, four (4) grade level ramps, and 110 dock high doors.

The existing SBCFCD parcels are linear parcels that bifurcate the middle of the Project site. These parcels are intended to support future flood control improvements associated with a railroad drainage master plan, to accept/convey drainage from the rail use to the north. This alignment would be abandoned in favor of one which would direct future flows east along the northern Project boundary and south along Cedar Avenue. The Project would dedicate the easement to SBCFCD to facilitate future drainage improvements.

Potential Environmental Effects: An EIR will be prepared to evaluate the proposed Project's environmental impacts and analyze project alternatives. The topic areas anticipated to be analyzed in detail in the EIR are Air Quality, Cultural Resources,

NOTICE OF PREPARATION/PUBLIC SCOPING MEETING NOTICE

P201500122

APN: 0257-081-07, 0257-091-07, 11, 12, 14, 15, 19, 20, 23, 24, 25, 26, 28, 29, 30, 32, and 33

Page 3 of 4

Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, and Traffic.

Public Review Period: March 24, 2016 through April 22, 2016

Responses and Comments: Please send your responses and comments by Friday, April 22, 2016 to Kevin White, Senior Planner at Kevin.White@lus.sbcounty.gov or at the following address:

Kevin White, Senior Planner
County of San Bernardino
Land Use Services Department – Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

Scoping Meeting: The County will hold a scoping meeting for the project to receive comments on the scope and content of the EIR. You are welcome to attend the scoping meeting and present environmental information that you believe should be considered in the EIR. The scoping meeting is scheduled as follows:

Date: Tuesday April 5, 2016
Time: 6:00 pm
Place: Bloomington Senior Center
18313 Valley Blvd.
Bloomington, CA 92316

Agencies: In accordance with California Code Regulations, Title 14, Section 15082 (b), the County requests your agency's view on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by the County when considering any permits that your agency must issue, or other approval for the project.

Document Availability:

Notice of Preparation

This Notice of Preparation can be viewed on the County of San Bernardino website at: <http://cms.sbcounty.gov/lus/Planning/Environmental/Valley.aspx>. The documents are also available during regular business hours at:

- County of San Bernardino Land Use Services Department, Planning Division, 385 North Arrowhead Avenue, San Bernardino, CA 92415; between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday.
- Bloomington Branch Library, 993 West Valley Blvd. Suite 102, Bloomington, CA 92315; (909) 820-0533; Library Hours: Monday – Wednesday 11:00 a.m. to 7:00 p.m., Thursday 10:00 a.m. to 6:00 p.m., Saturday 9:00 a.m. to 5:00 p.m. This branch is closed Friday and Sunday.

NOTICE OF PREPARATION/PUBLIC SCOPING MEETING NOTICE

P201500122

APN: 0257-081-07, 0257-091-07, 11, 12, 14, 15, 19, 20, 23, 24, 25, 26, 28, 29, 30, 32, and 33

Page 4 of 4

Initial Study

An Initial Study is being prepared for this Project and will be available at the locations listed above beginning on March 24, 2016.

If you require additional information please contact Kevin White, Senior Planner, at (909) 387-3067.